

# **MINUTES**

## **ECONOMIC DEVELOPMENT TASK FORCE**

Tuesday, October 27, 2009  
Council Chambers  
Municipal Building  
93 Cottage Street  
Bar Harbor, Maine  
2:00 PM

### **I. Call to Order**

*Members present: Patricia Samuel, Chair; Barry Teater, Secretary; James Houghton (Howdy), Chris Fogg, and Karen Baksa.*

### **II. Excused Absences**

By acclamation of the Chair, the Task Force moved to excuse Randy Sprague, Chris Vincenty, John Kelly, and Matt Horton from the meeting.

### **III. Minutes**

Ms. Samuel stated that under Regular Business Item D the minutes from the October 13 Task Force meeting should be amended with the following changes: On page 2 of 2 Mr. Horton's statement should be corrected to reflect that the Task Force would like to make a recommendation to the Town Council that it reevaluate the procedures for making a code enforcement complaint. Ms. Samuel said the intent of the reevaluation is to allow someone to make a complaint without the person they have complained about knowing. However, this is not to insinuate completely anonymous complaints would be acceptable. The Task Force believes implementation of this change would offer protection for people who wish to complain, but are currently intimidated.

*Mr. Houghton moved to accept the minutes as amended. Mr. Fogg seconded the motion and the Task Force voted unanimously approved the motion.*

### **IV. Regular Business**

#### **A. Economic Development Plan – update of progress**

Ms. Krieg stated that the consultants are working on an economic comparison of Bar Harbor as it relates to Hancock County and other tourist towns across the nation. She added that the consultants are

compiling the information from the survey of downtown properties that intern Lauren Suerth conducted. Ms. Krieg stated that the Planning Department will also conduct surveys of the Town Hill and Hulls Cove areas next.

## **B. Update of Downtown development district project**

Ms. Krieg reviewed the draft Downtown Village I and Downtown Village Transitional language with the Task Force. Mr. Fogg stated that he felt it would be a good idea to allow developers to construct a fourth story of habitable space if they in turn constructed affordable housing off-site. Alternatively developers could also contribute to an affordable housing fund. In turn, the Town would receive the benefit of more affordable housing, but developers would have the ability to make better use of high-value real estate.

The Task Force discussed and debated specific changes to the proposed ordinance language at length. Ms. Krieg stated she would make the edits to the document and supply the revised document to the Task Force for its vote.

The Task Force then reviewed proposed changes to the Land Use Ordinance.

Under proposed amendment Section 125-21 (B)(7)(a) the word “OR” was changed to “AND.” Additionally, the following phrase was added to Section 125-21(B)(7)(b): “provided that all three of the following conditions are met.”

The Task Force also discussed amending the land use language in the districts that abut Downtown Village I and II to allow lots that abut these districts broader use of their property. Particularly, this change would apply to the Downtown Residential district. Amended language would allow Bed and Breakfast IV for properties that abut the Downtown Village I and II districts.

Mr. Fogg suggested removing the phrase “constructed after” in both the Bed and Breakfast III and Bed and Breakfast V definition. Ms. Samuel added that she would like to see the requirement that B&B’s may only expand ten percent stricken from the ordinance.

Mr. Houghton stated that he found a problem with the definition of Food Processing. As it was proposed fish processing would not be allowed in the downtown, which is actually something the Task Force would like to encourage. Ms. Krieg stated she would amend the definition.

In the Downtown Transitional District, Mr. Fogg stated that the Task Force is attempting to encourage owners to have more year-round apartments and rentals. He asked if there might be some way to encourage this in the Ordinance. Ms. Krieg stated would have to take out Vacation Rentals as an allowed use. The Task Force was not in favor of this alternative. Mr. Fogg stated taking out vacation rentals might not be a good idea particularly because transient accommodations are allowed in this district.

Ms. Krieg stated Bed and Breakfast I should be allowed uses and that site Plan review would be required for Bed and Breakfast II. Downtown Village II district would allow Bed and Breakfast I, II, and IV.

Ms. Krieg discussed parking requirements for downtown businesses. She stated that in the past, the Town has debated the idea of asking businesses to contribute to a parking fund rather than require them to have onsite parking. Ms. Krieg stated she would explore the issue further and add a discussion to the next Task Force agenda. Ms. Samuel noted that parking requirements are a big detriment to downtown redevelopment.

**C. Update of Eden Street Corridor Zoning Project**

Mr. Madigan provided an overview of Staff's progress in updating the zoning ordinance for the spring 2010 ballot. He reviewed the notable changes to the Village Historic and Village Residential districts.

**D. Discussion of employee housing issues**

This item was continued to the November 10, 2009, meeting.

**E. Update of Route 3 committee**

This item was continued to the November 10, 2009, meeting.

**F. Update on telecommunications projects**

Ms. Samuel gave an update to the tasks the Communications Task Force has been working on. She stated that the phone company has upgraded DSL service so that all customers can get service in Bar Harbor. The Town is also exploring the idea of building a town wide fiber optic cable system which could be leased to high-speed providers. She stated that such a scenario would work better in a town with no service than a town like Bar Harbor that already has patchy service.

**G. Other Task Force comments**

There were none

**V. Public Comment**

There were none.

**VI. Matters for Next Meetings**

There were none.

**VII. Confirm Date/Time/Location for Next Meeting**

Ms. Krieg confirmed that the Task Force would meet again on November 10, 2009.

**VIII. Adjournment**

*Mr. Houghton moved to adjourn the meeting. Mr. Fogg seconded the motion and the Task Force voted unanimously to approve the motion.*

These minutes were prepared by Brian Madigan, Staff Planner, and Task Force Secretary Barry Teater for presentation at the November 10, 2009, Economic Development Task Force Meeting.

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**Barry Teater, Secretary**

**Date**